

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, November 30, 2006

Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 54

Subject: C14-06-0173 - Kaleidoscope - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6400 FM 969 (Walnut Creek Watershed) from general office-neighborhood plan (GO-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. Staff Recommendation To grant general office-neighborhood plan (GO-NP) combining district zoning Planning Commission Recommendation To grant general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. Applicant. 1825 Fortview Inc. (Jimmy Nassour. Agent. Rivera Engineering (Mike Rivera) City Staff Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

- ☐ Staff_Report
- ☐ Ordinance

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0173 Kaleidoscope **PC DATE:** October 24, 2006

ADDRESS: 6400 FM 969 Road

OWNER/APPLICANT: Austin 1825 Fortview Inc. (Jimmy Nassour)

AGENT: Rivera Engineering (Mike Rivera)

ZONING FROM: GO-NP **TO:** GO-MU-NP **AREA:** .306 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is SF-6-NP

PLANNING COMMISSION RECOMMENDATION:

October 24, 2006: Approved GO-MU-NP (8-0)

DEPARTMENT COMMENTS:

It is the stated intent of the applicant to develop the site in conjunction with the SF-6-NP to the north. As such, SF-6-NP zoning would be the most appropriate.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-NP	Undeveloped
<i>North</i>	SF-6-NP	Underdevelopment for residential
<i>South</i>	GO-NP	Office
<i>East</i>	LI-PDA-NP	Undeveloped
<i>West</i>	LR-NP	

AREA STUDY: MLK-183 Neighborhood Plan **TIA:** Not required

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
FM 969	110'	50'	Arterial	Yes	Yes	No

CITY COUNCIL DATE: November 30, 2006.

ACTION:

ORDINANCE READINGS:

1st

2nd

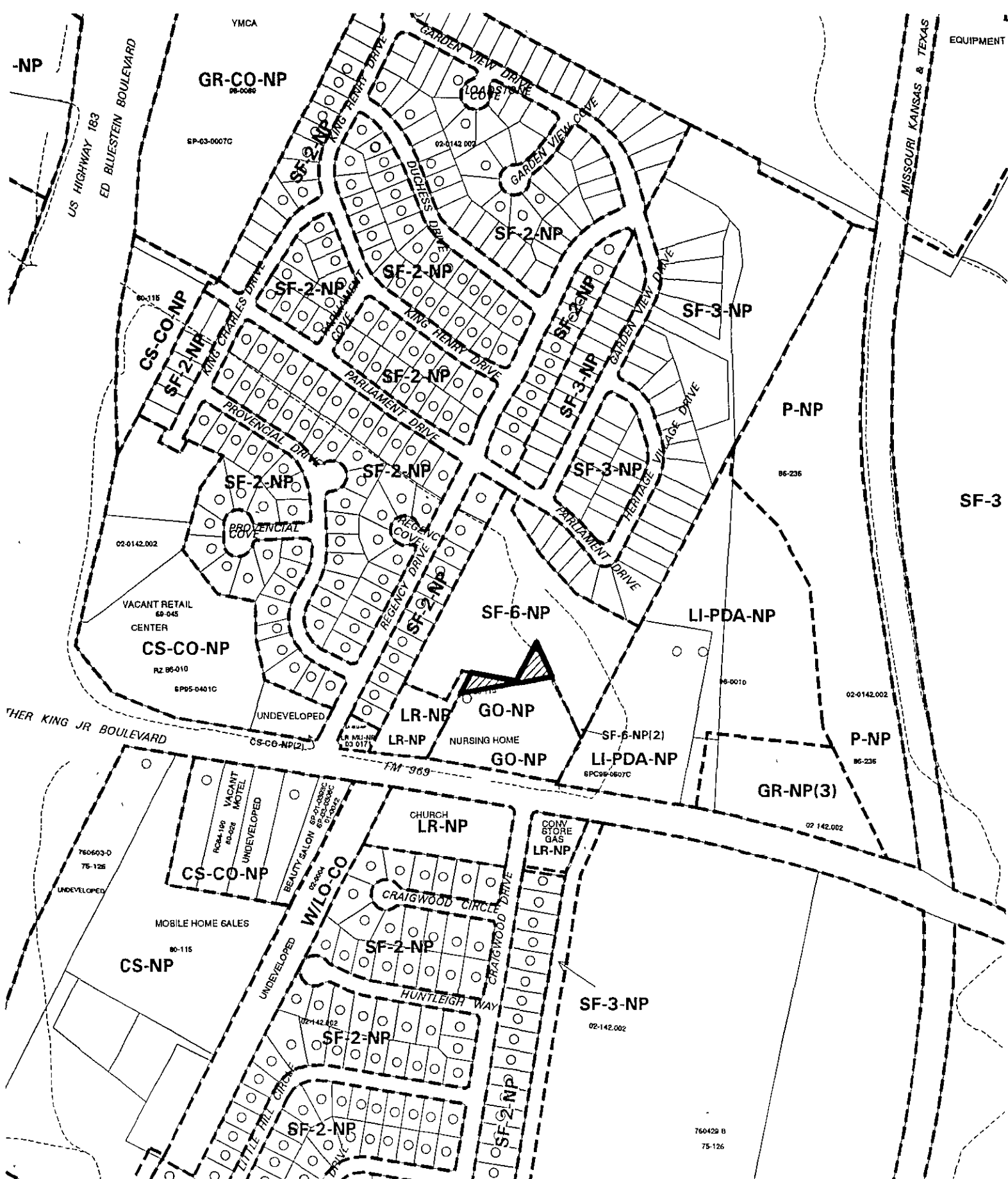
3rd


ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

EMAIL: Robert.Heil@ci.austin.tx.us



 1" = 400'	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR R HEIL</p>	<p>ZONING</p> <p>CASE #: C14-06-0173</p> <p>ADDRESS 6400 FM 969 RD</p> <p>SUBJECT AREA (acres) 0.306</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>N24</p>
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DATE 06-09

INTLS SM

STAFF RECOMMENDATION

Staff's alternate recommendation is SF-6-NP

BASIS FOR RECOMMENDATION

It is the stated intent of the applicant to develop the site in conjunction with the SF-6-NP to the north. As such, SF-6-NP zoning would be the most appropriate.

Transportation

No additional right-of-way is needed at this time. Additional right-of-way may be required at the time of subdivision or site plan.

The trip generation under the requested zoning is estimated to be 330 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113]

Existing Street Characteristics

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
FM 969	110'	50'	Arterial	Yes	Yes	No

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits.

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements.

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

WW 1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, utility adjustments, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated City fee

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6400 F.M. 969 ROAD IN THE MLK-183
3 NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE (GO) DISTRICT TO
4 GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general office (GO) district to general office-mixed use-
11 neighborhood plan (GO-MU-NP) combining district on the property described in Zoning
12 Case No. C14-06-0173, on file at the Neighborhood Planning and Zoning Department, as
13 follows:
14

15 A 0.306 acre tract of land, more or less, out of the J.C. Tannehill League, Survey
16 No. 29, Travis County, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
18

19 locally known as 6400 F.M. 969 Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property is subject to Ordinance No. 021107-Z-12b that established the
23 MLK-183 neighborhood plan combining district.
24

25 **PART 3.** This ordinance takes effect on _____, 2006.
26

27 **PASSED AND APPROVED**
28

29 §
30 §
31 §
_____, 2006

32 Will Wynn
33 Mayor
34

35
36 **APPROVED:** _____ **ATTEST:** _____
37 David Allan Smith Shirley A. Gentry
38 City Attorney City Clerk

EXHIBIT "A"

FIELD NOTES describing 0.306 acres of land out of and a part of the J.C. Tannehill League, Survey No. 29, situated in Travis County, Texas, said 0.306 acre tract being more particular described as being a portion of Lot 1, Block A, Resubdivision of Stone Ridge Section 1, recorded in Book 98, Page 137, Plat Records of Travis County, Texas, said 0.306 tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the most Northerly corner of Lot 1, Block A, Resubdivision of Stone Ridge Section One, a subdivision in Travis County, Texas, recorded in Book 98, Page 137 of the Travis County Plat Records, same being an interior corner of a 5.231 acre tract conveyed to The Trust for Public Land recorded in Document # 2000031173, Official Records of Travis County, Texas;

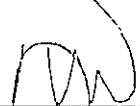
THENCE along the Easterly line of said Lot 1, Block A, same being the most Southerly East line of said 5 231 acre tract, S 25 degrees 27 minutes 26 seconds E, a distance of 122.03 feet to an 5/8" iron rod set with cap marked "WEBB-4125" for the most Easterly corner hereof,

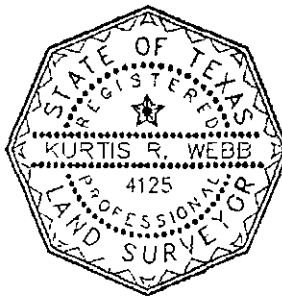
THENCE through the interior of said Lot 1, Block A, N 79 degrees 09 minutes 09 seconds W, a distance of 307.19 feet to an 5/8" iron rod set with cap marked "WEBB-4125" in the West line of said Lot 1, Block A, same being in the East line of a 1.019 acre tract of land recorded in Volume 10781, Page 1227, for the Southwest corner hereof;

THENCE along the West line of said Lot 1, Block A, same being the East line of said 1 019 acre tract, N 27 degrees 43 minutes 48 seconds E, a distance of 75.17 feet to an iron rod found for the Northwest corner of said Lot 1, Block A, same being the Northeast corner of said 1 019 acre tract of land, also being the Northwest corner of said Lot 1, Block A, and being an interior line of said 5 231 acre tract, for the Northwest corner hereof,

THENCE along the Northerly line of said Lot 1, Block A, same being the Southerly line of said 5 231 acre tract the following two (2) courses:

1. S 80 degrees 28 minutes 52 seconds E a distance of 149.90 feet to an iron rod found at an angle point in the North line of said Lot 1, Block A;
2. N 27 degrees 45 minutes 10 seconds E a distance of 142 65 feet to the **POINT OF BEGINNING** and containing 0 306 acres of land, more or less.


Kurtis R. Webb
R P L S # 4125
July 30, 2006



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CAVALIER PARK
SECTION ONE, BK. A PG 16
P.R.T.C.T

2 3 4 5 6 7 8 9 10 11 12 13

G.C. MONROE III
1.019 ACRE
VOL. 10781, PG. 1227
R.P.R.T.C.T

5.231 ACRES
THE TRUST FOR
PUBLIC LAND
DOC# 2000031173

75.17'
N 27°43'48"E

S 27°43'48"W 240.56'
FENCE LINE

N 27°45'10"E 142.65' P.O.B.

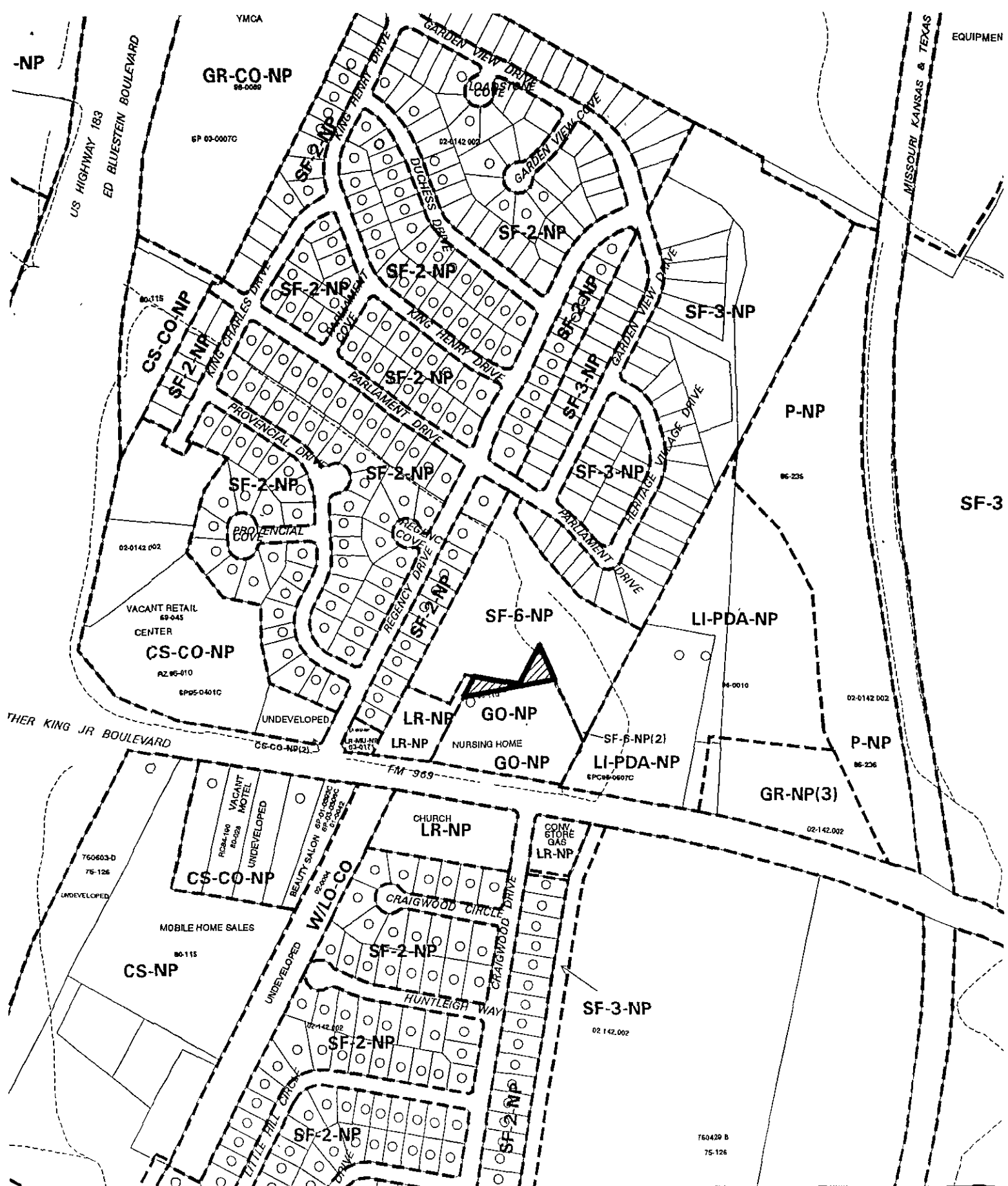
REMAINDER OF
LOT 1, BLOCK A
RESUBDIVISION OF
STONE RIDGE, SECTION 1
BK. 98 PG 137
P.R.T.C.T

N 25°27'26"W 224.88'

LEGEND
● IRON ROD FOUND
○ IRON ROD SET

0.306 acres of land out of
and a part of the J.C. Tannehill
League, Survey No. 29,
situated in Travis County,
Texas, said 0.306 acre tract
being more particular
described as being a portion
of Lot 1, Block A,
Resubdivision of Stone Ridge
Section 1, recorded in Book
98, Page 137, Plat Records
of Travis County, Texas

F.M. ROAD 969



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR R HEIL



CASE # C14-06-0173

ADDRESS 8400 FM 969 RD

SUBJECT AREA (acres) 0.306

ZONING EXHIBIT B

DATE 06-09

INTLS SM

CITY GRID
REFERENCE
NUMBER

N24

1" = 400'